



**Clare Hall Apartments Prescott Street, Halifax HX1 2HQ**

**welcome to**

**Clare Hall Apartments Prescott Street, Halifax**

A modern and well-presented apartment located within the popular Clare Hall development, offering open plan living, a contemporary fitted kitchen, two bedrooms and bathroom. Ideally positioned in Halifax town centre with excellent access to shops, transport links and local amenities.



### **Entrance Hall**

Enter the property through a wood door to the front elevation into the entrance hall where there is carpeted flooring and ceiling light point.

### **Lounge**

25' 3" x 10' 3" ( 7.70m x 3.12m )

With a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring.

### **Kitchen**

17' x 11' 6" ( 5.18m x 3.51m )

Good sized fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless-steel sink & drainer with a mixer tap and tiled splashback. With an oven & induction hob with extractor hood integral dishwasher & fridge freezer. There is a double-glazed window and wood door to the rear elevation which provides access to the yard, ceiling spotlights and vinyl flooring. The kitchen also provides space for dining furniture.

### **Bedroom One**

9' 5" x 9' 10" ( 2.87m x 3.00m )

Double bedroom with a double-glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

### **Bedroom Two**

9' 7" x 6' 11" ( 2.92m x 2.11m )

With carpeted flooring, gas central heating radiator, ceiling light point and a double-glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with shower over and glass shower screen. The bathroom itself has tiled walls & vinyl flooring.



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welcome to

## Clare Hall Apartments Prescott Street, Halifax

- GROUND FLOOR TWO BEDROOM APARTMENT
- GOOD SIZED KITCHEN
- CLOSE TO THE TOWN CENTRE
- WELL, PRESENTED THROUGHOUT
- OFFERS OVER £120,000

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: 1192.92

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115300 - 0005

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